



**Cecile Mirch**  
Chairperson

Phone (518) 270-4619  
Fax (518) 270-4642

**Harry Tutunjian**  
Mayor

Phone (518) 270-4401  
Fax (518) 270-4609

**Zoning Board of Appeals**

**NOTICE OF PUBLIC HEARING**

Notice is hereby given that the Zoning Board of Appeals of the City of Troy, New York will conduct a **REGULAR PUBLIC HEARING** starting at 6:00 P.M. on **Thursday, July 28, 2005** in the second floor council chambers of TROY CITY HALL to act upon the following requests for approvals and appeals from decisions made by the Bureau of Code Enforcement of said City of Troy, VIZ

**Major Area Variance**

**ZB2005-0007** Major Area Variance to allow off street parking deficiency and rear setback deficiency related to a proposal to construct an auto repair garage for Tire Warehouse at 649 River Street between Rensselaer and North Sts., a B-5 Zone District. **APPROVED**

**ZB2005-0050** Major Area Variance to allow side and rear setback deficiencies related to a proposal to construct a one-car garage in the rear of a residence at 203 Second Street, at Adams, an R-4 Zone District. Applicant is Howard Roth 29 Loudon Heights North, Loudonville, NY 12211. **APPROVED**

**ZB2005-0052** Major Area Variance to allow rear setback deficiency related to a proposal to construct an addition to an existing residence at 590 Fourth Avenue, at 116<sup>th</sup>, an R-3 Zone District. Applicant is William Minahan 590 Fourth Ave. Troy, NY 12182. **APPROVED**

**Special Use Permit**

**ZB2005-0049** Special Use Permit and Major Area Variance to allow conversion of a former bar into a restaurant with an off street parking deficiency at 488 Second Street, at Harrison, an R-4 Zone District. Applicant is Chris Martin 408 William St. Troy, NY 12180. **APPROVED**

**ZB2005-0051** Change of Non Conforming Use Permit to allow conversion of a former church into a media production studio at 3361 Sixth Ave, at 101<sup>st</sup>, an R-4 Zone District. Applicant is Branda Miller & Steve Pierce, 176 Greenman Hill Rd. Averill Park, NY 12018. **APPROVED**

**Use Variance**

**ZB2005-0039** Use Variance to allow expansion of an existing trailer in a trailer park at 1002 Second Avenue, north of 126<sup>th</sup> St. Applicant is Mason Troy Properties and Arthur Hamel Jr. Lot #48, 1002 Second Ave, Troy NY 12182. **DEFERRED**

**ZB2005-0044** Use Variance to allow the addition of two new trailers at an existing trailer park site at 589 First Avenue, at 116<sup>th</sup> St, an R-2 Zone District. Applicant is John Jorgensen, 100 Bedell Rd. Poughkeepsie, 12603. **DENIED**

Additional information regarding the above listed actions is available in the Department of Planning and Community Development located on the Third Floor of Troy City Hall, One Monument Square, Troy, New York 12180. Telephone: 270-4557. Office Hours are from 8:30 A.M. to 4:30 P.M. weekdays. Any persons having any interest in the above listed matters will be heard at said time and place.

As required by Americans with Disabilities Act, auxiliary aids and services are available upon request. Please give one-week advance notice for services needed.

